139.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,463,900	/	1,463,900
USE VALUE:	1,463,900	/	1,463,900
ASSESSED:	1,463,900	/	1,463,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANDAR RAYMOND B/TRUSTEE
Owner 2:	WOODLAND ST 2011 REALTY TRUST
Owner 3:	
Street 1:	6 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BANDAR RAYMOND B -
Owner 2:	-
Street 1:	6 WOODLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .297 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Clapboard Exterior and 5534 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12918.000	732,000	5,100	726,800	1,463,900
Total Card	0.297	732,000	5,100	726,800	1,463,900
Total Parcel	0.297	732,000	5,100	726,800	1,463,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.54 | /Parcel: 264.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 89095

GIS Ref

GIS Ref

Insp Date 12/11/08

!10731!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	732,000	5100	12,918.	726,800	1,463,900		Year end	12/23/2021
2021	101	FV	708,900	5100	12,918.	726,800	1,440,800		Year End Roll	12/10/2020
2020	101	FV	708,500	5100	12,918.	726,800	1,440,400	1,440,400	Year End Roll	12/18/2019
2019	101	FV	547,100	5100	12,918.	767,200	1,319,400	1,319,400	Year End Roll	1/3/2019
2018	101	FV	547,100	5100	12,918.	565,300	1,117,500	1,117,500	Year End Roll	12/20/2017
2017	101	FV	547,100	5100	12,918.	541,100	1,093,300	1,093,300	Year End Roll	1/3/2017
2016	101	FV	547,100	5100	12,918.	500,700	1,052,900	1,052,900	Year End	1/4/2016
2015	101	FV	533,400	5100	12,918.	419,900	958,400	958,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:16:07

LAST REV

Date	Time
12/09/16	08:58:52
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANDAR RAYMOND	63951-444		7/22/2014	Convenience	99	No	No		Certificate of Judgement/Last Entry bk 68441
BANDAR RAYMOND	62689-49		9/25/2013	Convenience	99	No	No		
BANDAR RAYMOND	62524-178		8/26/2013	Convenience	99	No	No		
HAN MIMI	25908-60		12/19/1995		300,000	No	No		Y

USER DEFINED

Prior Id # 1:	89095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2008	Meas/Inspect	336	PATRIOT
11/10/1999	Measured	264	PATRIOT
5/6/1999	Inspected	264	PATRIOT
5/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12918		Sq. Ft.	Site		0	90.	0.63	10									726,789						726,800	

Total AC/HA:	0.29656	Total SF/SM:	12918	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	726,789	Spl Credit		Total:	726,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90491617
Const Adj.:	1.07065582
Adj $ / SQ:	125.951
Other Features:	128439
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	994509
Depreciation:	262550
Depreciated Total:	731959

COMMENTS

20F=5 FIXTURES IN 1 BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

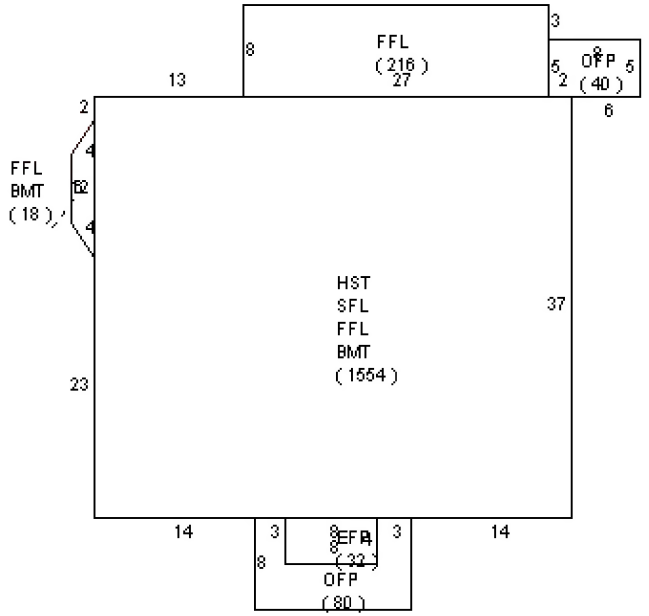
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.51
Special Features:	0	Val/Su Net:	125.28
Final Total:	732000	Val/Su SzAd	177.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,788	125.950	225,200
BMT	Basement	1,572	59.890	94,147
SFL	Second Floor	1,554	125.950	195,728
HST	Half Story	777	125.950	97,864
OFP	Open Porch	120	32.390	3,886
EFP	Enclos Porch	32	77.730	2,487

	Net Sketched Area:	5,843		Total:	619,312
Size Ad	4119	Gross Area	6620	FinArea	5534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

PARCEL ID

139.0-0001-0014.0

IMAGE

AssessPro Patriot Properties, Inc